

**MINUTES OF HISTORICAL ADVISORY BOARD
REGULAR MEETING OF THURSDAY, JANUARY 5, 2006
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

Chair Anderson called the meeting to order at 7:00 pm. Secretary Eliason called the roll.

MEMBERS PRESENT: Chair Anderson, Vice-Chair Miller, Board Members Iverson, Lynch & Tilos.

MEMBERS ABSENT: None.

STAFF PRESENT: Secretary Eliason, Emily Pudell, Planner II, Jennifer Ott, Development Services Department, Debbie Gremminger, Recording Secretary.

MINUTES:

A motion and a second was made to approve the minutes of the regular meeting of December 1, 2005 with corrections. 5-0-0.

Ayes: 5; Noes: 0; Absent: 0. Motion carries.

AGENDA CHANGES AND DISCUSSIONS:

None.

ACTION ITEMS:

1. Historical Advisory Board's consideration of whether to recommend to the City Council that it designate the structure at 2320 Lincoln Avenue as a Historical Monument. (EP). *(Continued from the 11-03-05 meeting).*

Emily Pudell presented staff report. This item was before this Board on November 3, 2005 at the request of Board member Lynch. In November, the Board continued the discussion to allow more time for Board member Iverson to become familiar with the history of this building. Staff does not support the recommendation to nominate 2320 Lincoln Avenue a historic monument.

Chair Anderson opened the public hearing.

Kevin Frederick, 1287 Caroline Street, spoke in favor of recommendation.

There were no more speaker slips submitted. Chair Anderson closed the public hearing, and opened the floor to Board discussion.

Board member Lynch requested that this item be tabled to a future meeting to allow time for the property owner to complete the proposed renovations to the building.

M/S (Iverson, Lynch) to table this item until the proposed work has been completed. 2-3-0.

Ayes: 2 (Iverson, Lynch); Noes: 3 (Anderson, Miller, Tilos); Absent: 0; Motion failed.

M/S (Miller, Anderson) to accept Staff's recommendation not to recommend the designation of 2320 Lincoln Avenue as a historic monument. 3-2-0.

Ayes: 3 (Anderson, Miller, Tilos); Noes: 2 (Iverson, Lynch); Absent: 0; Motion carries.

2. CA05-0035 – 2320 Lincoln Avenue – Applicant: Li-Sheng Fu for Jim Hom. Applicants request a Certificate of Approval to alter more than thirty percent of the value of a historically designated commercial structure. The proposed work includes a new foundation and restoration of the existing siding and windows, where possible, and reconfiguration of the interior spaces for the purposes of establishing a new commercial use. The site is located at 2320 Lincoln Avenue within an C-C-T Community Commercial Theater Zoning District. (EP)

Emily Pudell presented the staff report. On July 15, 2005, an application for Minor Design Review was received by the Planning and Building Department to restore the building at to commercial/office use. The plans propose to restore the interior and exterior of the building, including a new foundation, interior staircase, and restoration of the building's existing siding and windows. A Certificate of Approval is required from this Board because the interior and exterior modifications to the building exceed the 30% threshold for demolition. Staff is recommending that the Board approve the Certificate of Approval for removal of more than 30% of the value of the structure with the conditions stated in draft Resolution.

There were no speaker slips submitted. Chair Anderson closed the public hearing and opened the floor to Board discussion.

The Board had several questions regarding the plans. Ms. Pudell stated that she has not begun the Design Review because she needed a decision from this Board regarding the demolition. The exterior of the building will remain as is.

In response to Board member Lynch's questions regarding the front door, Ms. Pudell informed the Board that she has not seen any historical pictures of the original door; however, the applicant will be required to provide a door schedule as part of the design review requirements.

M/S to (Miller, Anderson) to approve the Certificate of Approval, CA05-0035, to alter more than 30% with conditions as stated in draft resolution. 5-0-0.

Ayes: 5; Noes: 0; Absent: 0; Motion carries.

3. CA05-0033 – 2708 Lincoln Avenue – Applicant: Minxi Liu for Alvin and Lai Wong. Applicants request a Certificate of Approval to alter more than thirty percent of the value of a historically designated single family residence. The proposed work includes the addition of approximately 1,100 square feet first story and new second story, removal of 2/3 of the exterior rear and side walls, and removal of the roof. The site is located at 2708 Lincoln Avenue within an R-1, One Family Residence Zoning District. (EP)

Emily Pudell presented staff report. She informed the Board that this project has already received design review approval by the Planning Board on August 8, 2005, with the condition that prior to approval of the final plans for the building permit; the property owner shall apply for and obtain approval for a demolition permit from the Historical Advisory Board.

According to available resources, the small, cottage-style dwelling was constructed in 1906. The building, however, is not listed on the Historic Building Study List. The approved plans indicate that the modifications would not only change the architectural style of the building, but would add approximately 1,100 square feet to the existing building and change the location of the front entry and staircase. The approved Design Review indicates that similar siding and window materials will be utilized for the new additions and remodel. Staff is recommending the Board approve the Certificate of Approval, with conditions as stated in draft Resolution.

Chair Anderson opened the public hearing.

Lili Rollins, 1607 Pearl St., spoke in favor of this project.

Minxi Liu, architect, was present and available for any questions the Board may have.

There were no more speaker slips. Chair Anderson closed the public hearing.

Vice-chair Miller commented on the fact that after this project is complete, there won't be any of the original house remaining.

Chair Anderson spoke in favor of the proposed project, however requested that wood windows be required as a condition of approval.

Ms. Eliason stated that the design review has already been approved by the Planning Board, so the conditions of Design Review approval cannot be changed.

M/S (Tilos, Miller) to approve to approve Certificate of Approval to alter more that thirty percent of the value of the structure located at 2708 Lincoln Avenue with conditions stated in the draft resolution. 5-0-0.

Ayes: 5; Noes: 0; Absent: 0; Motion carries.

REPORTS:

4. Review and Comment on Section 106 Findings Regarding Revised Designs for the 350-Space Parking Garage and Cineplex at the corner of Oak Street and Central Avenue within the C-C T (Community Commercial Theater) Zoning District. (JO). *(Continued from 12-01-05 meeting).*

Jennifer Ott, Development Services presented the staff report. She informed the Board that the City has retained a new architect, Komorous-Towey Architects (KTA) to develop revised designs for both the Cineplex and parking garage based on direction from the City Council on August 16, 2005. Revisions to the façades include reduction of scale and bulk, greater evocation of Art Deco style, additional vertical articulation, greater design consistency and symmetry, as well as greater articulation of blank surfaces.

The City Council accepted and authorized Section 106 review of the revised designs on November 1, 2005. Mr. Bruce Anderson, the City's Section 106 consultant, has reviewed the revised designs for compliance with the Secretary of Interior's Standards for Rehabilitation and Restoration and has prepared a supplemental report to his initial Section 106 Report, considered by this Board on June 2, 2006. Staff requests that the Board review and comment on the revised design and supplemental Section 106 report. Staff will forward the Board's comments along with the draft minutes from this meeting to the City Council to consider before taking a final approval action on the revised design.

Chair Anderson opened the Public hearing.

Susan Denault, 1416 Willow St., spoke in opposition to the new design. She stated that it is still too big for the proposed location. The proposed design does not fit into the neighborhood.

Nina Rosen , 1045 Island Dr., spoke in opposition of the size of the building.

Monica Penya, 1361 Regent St., stated the report does not address the size and scale of this project and does not think it will be compatible with the surrounding buildings. She believes there is a better alternative.

Nancy Hird, 1519 East Shore Drive., spoke on behalf of AAPS and commended the new architect on the revised design; however, the project is way too large for the area. She would like the City to further pursue the Longs parking lot site.

Ani Dimishiva, 2911 Calhoun St., is not in favor of revised design. It still has the box- like mass feeling of the Cineplex, which has been a major concern of the community. The question is whether the massive box fits in it location. It must be compatible with surrounding buildings. The report does not address if the proposed construction protects the environment. There should be no further action taken until there is a three dimension model of project provided.

Valerie Ruma, 1610 Willow St., spoke in opposition of the project. She would like an Environmental Impact Report done. She read into the record a statement by Woody Minor opposing the bulk and massing of the proposed project.

Rayla Graber spoke in opposition of the size of the project. The present plan is an improvement to the original design but it is still too large.

Scott Brady, 1812 Encinal Ave., spoke on behalf of AAPS and briefly reviewed a November 1, 2005 letter from AAPS to the City Council, which was distributed to this Board in their meeting packet. He stated that his main concerns are with the size of the project, and that it is not compatible with the surrounding area. The north wall of the parking structure has not been addressed adequately. He would like to see a physical model done and be required as part of the approval process. This would allow for a better understanding of the size and scope of the project with regards to the surrounding area.

Chris Buckley, 1017 San Antonio Ave., spoke on behalf of AAPS and further reviewed the above mentioned letter. He stated that AAPS feels that although the new design is an improvement, they still have concerns with the 20-inch projection of the Cineplex. He stated that the projection is adding too much bulk and is not sure why it is necessary. He also stated that the upward angle of the bay windows of the second floor lobby should be increased, and a more vertical mullion pattern be used for the mezzanine windows.

Dick Rutter, 2205 Clinton Ave., agreed with Chris Buckley that the 20-inch projection should be eliminated. He reviewed the drawing that was attached to the letter submitted by AAPS. He stated that a more substantial material should be used for the tile on base of the storefronts. AAPS would like to review materials and color samples when they become available.

Leslie Fishback, 1334 Burbank St., spoke in opposition of the project. She does not feel that the historic theatre is being restored. She is also concerned with the size of the Cineplex and feels the parking garage has too few spaces.

Susan Batailia, 1351 Burbank St., stated that the size and scope are too large. The majority of citizens agree that the historic theatre should be preserved. The Twin Towers church will not be visible if this is built. There will be more traffic problems. The alternative has been brought to the City, by contracting with existing parking lots. She is not as concerned with the color as much as the size.

Russ Button, 2711 San Jose Ave., is opposed the size and scale of the project. He stated that traffic would be increased on Park Street. The rents will go up and the “mom and pop” businesses such as Ole’s, La Pinata, and Tuckers Ice Cream would disappear. This will change Alameda in a major way. He stated that this Board’s job is too keep Alameda the way it is.

Rosemary McNally, 2145 San Antonio Ave., also opposed the size of the project. She would also like to see a model. She urged the Board to inform the City Council that the size of the Cineplex and parking garage will ruin the historic character of Park Street.

Irene Deeter stated her main concern is the location of the parking garage. The Elk's site would be a much better location and it would allow for the height and bulk of the Cineplex to be scaled down. The people of Alameda want a fully restored historic Theatre. She would like an agreement from the developer that he will completely restore the Historic Theatre.

Charles Kasdorf stated that the proposed structure is too large. He would also like to see the historic Theatre completely restored.

Paula Rainy, 556 Palace Ct., agreed that the size and scope of the project will have a detrimental effect on the neighborhood and the quality of life in Alameda. She would also like to see a model.

Kristianne Koenen, 1360 Pearl Street, spoke in opposition of project. The thing that attracted her to Alameda was its uniqueness. She wants Alameda to hold the unique charm that draws people to it. She agreed that the garage is misplaced. She has joined the group Citizens for a Mega-Plex Free Alameda (CFMFA), who have worked hard to come up with an alternative plan. They have come up with ideas that would allow this area of Alameda to be a Civic Center.

Kevin Frederick, 1287 Caroline St., spoke against the project as proposed. He would like to have more of a setback on the corner of Oak St. and Central Ave. He agrees that a model should be done. He stated the Elks Lodge would be a better location for the parking garage, and added that this suggestion has been ignored by City staff. The people should have a say, and have taken a lot of abuse. He would like an Environmental Impact Report done.

Rob Ratto, Park Street Business Association (PSBA), would like to address a comment made by one of the previous speakers who indicated that the project would raise rents on Park Street and run out "mom and pop" businesses. He would like to say for the record that the owners of Oles', Tuckers, and La Pinata support this project as do most of the businesses on Park St.

Robert Wood stated that his primary objections to this project have been scale. He agrees that this project is on a site that is too small. He would like to blame Longs for not making their site available. He stated that if this project goes ahead, it will establish precedence for the rest of the block. There is no Master Plan for the Civic Center in this City. He has asked the Planning Board to direct Staff to prepare a Master Plan for the Civic Center and its surrounding blocks. He agrees there should be a model done which should include the new Library and the Elks Club.

Linda Kibler, 1625 San Antonio Ave., moved to Alameda because of the historic quaintness. She is fearful where this project will take our town in 20 years from now. It is too large and out of place for the downtown area.

David Kirwin, 1416 Seminary Ave., would first like to thank Staff and Board members for all of their work on this project. He stated that this has been difficult because of the division that is being created between the business owners and the community. He stated that Oak Street is too

narrow for the entrance to the parking garage and it would be very unsafe. This Board should preserve the historic quality of Alameda.

There were no more speaker slips. Chair Anderson closed the public hearing and opened the floor to Board discussion.

Board member Lynch stated how difficult this is. She feels the Board is being pressured to push this project through. A year ago this Board was shown a design that looked like a “refrigerator box” that was too big. The new design has improved, but it is still too big. She was not aware that there could have been an alternative location for the parking garage. She stated that she would like a three dimensional model made so she would have a better idea of the size and scale of the new Cineplex and parking garage.

Board member Tilos agreed that the parking garage should be built on an alternate site and thinks the Council should further consider the Elk’s parking lot as a possible site. He agrees with Board Member Lynch that the Cineplex is too large for its current location.

Vice Chair Miller stated that he has always said that this project is too large, as well as his fellow Board members. He stated that the City Council has ignored the community. He agreed that there should be a model to better visualize the size and scale of the project. He stated that AAPS has good suggestions. The colors for the garage should have less contrast.

Board member Iverson acknowledged the amount of work put into the presentations. She stated that the size and scale is incompatible to the area. She is interested to learn more about the different parking locations. She stated that the comments submitted by AAPS are good. The mechanical enclosure at top of the building is too high. The 70-ft. wall should be more detailed. This would be a good opportunity for public art. She would also like to see a model of the Civic Center. The detailing at the street level of the Cineplex is not keeping with the style of the parking garage.

Chair Anderson would like to reiterate what the people are saying. When she first learned that Theatre was going to be restored she was excited. She feels they have been made hostage by the proposed Cineplex and Parking Garage. She does not think that Alameda can support eight screens. The revised size and scale is an improvement to previous design but does not think that it is proportioned to the site. It is too massive. This project would be a mistake. She feels that we do need the parking structure in the downtown area to keep the businesses viable. She is opposed to the Cineplex and the parking garage as it is designed but is in favor of the restoration of the historic Alameda Theatre.

Staff thanked the Board for their comments.

WRITTEN COMMUNICATIONS:

AAPS submitted a letter regarding their request to list several buildings located at Alameda Point on the Historical Building Study List. Ms. Eliason stated that the ARRA has directed Staff to present them with language that will be added to the preferred development concept.

Board member Lynch asked staff if there the City is still planning to create a committee regarding the future plans for Alameda Point.

ORAL COMMUNICATIONS:

Ani Dimusheva, 2911 Calhoun St., thanked the Board for their comments on Item 4.

Irene Dieter, thanked the Board for their comments on Item 4. She also informed the Board of the 2002 Park Street Streetscape Plan, which indicated there should be no traffic on Oak Street.

Ms. Eliason stated that this document was the basis for the grants that the City has received for the Park Street Streetscape. Staff will provide the Board with a copy.

Chris Buckley, AAPS, would like to clarify what the ARRA Board requested. He stated that they were concerns that the plans were not set in stone before all of the historic buildings be identified. They asked staff to put together a schedule of how the various steps of dealing with historic buildings would occur. Staff was supposed to return to ARRA with the schedule in February 2006.

Board member Lynch would like information on 500 Central Ave. Ms. Eliason stated that the applicants were required to weatherize the building and will be ready for public hearing in February.

STAFF COMMUNICATION:

Staff would like to remind the Board of the open house for the new Planning & Building director, hosted by the Planning & Building Department on Monday, January 9th.

ADJOURNMENT:

This meeting was adjourned at 9:32 p.m.

Respectfully Submitted by:

Cynthia Eliason,
Secretary, Historical Advisory Board

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